

**Van Buren County Brownfield Redevelopment Authority
Regular Meeting Minutes
July 8, 2020**

**Meeting Host Anna Cerven at Suite 201, 219 E. Paw Paw St, Paw Paw MI 49079
Secretary-Treasurer at BRA Office Suite 302, 219 E. Paw Paw St, Paw Paw MI 49079
All other attendees participated online from remote locations**

Note for the Record—This meeting was held online using Zoom webinar software as allowed under Governor Whitmer's Emergency Executive Orders allowing same. The meeting notice, including the Zoom Meeting ID Number, was properly posted on the county's website to allow public participation.

1. Call to Order and Determination of Quorum

At 3:37 pm, by Chairperson Lisa Phillips, with attendees/absentees/quorum status as follows:

Board Members Present (7) Chair Lisa Phillips, Vice-Chair Jan Petersen (arrived after Item 5), Gail Patterson-Gladney, Cynthia Compton, Sarah Moyer-Cale, Zachary Morris and Dr. Patrick Creagan; **Board Members Absent (2)** Kate Hosier, Katie Strohauser; **Board Vacancies: (0)**. A quorum (6 of 9) is initially present.

Staff and Others Present: Secretary-Treasurer Wayne Nelson; Envirologic Technologies Inc staff Erik Peterson; Remote meeting host Anna Cerven.

- 2. Approval of Agenda**--Motion by Moyer-Cale, supported by Morris, to approve the prepared agenda. Approved by a vote of 6-0.
- 3. Approval of Minutes of Regular Meeting held June 10, 2020**--Motion by Patterson-Gladney, supported by Compton, to approve the minutes of the Regular Meeting held June 10, 2020. Approved by a vote of 6-0.
- 4. Public Comment**—None

Member arrives—Jan Petersen joined the meeting at 3:42 pm. A quorum, now 7 of 9, continues.

5. Secretary-Treasurer's Report--Nelson presented a written and oral report, with action item as follows:

- a. Written Report**--Motion by Morris, supported by Compton, to approve the report. Approved by a vote of 7-0.
- b. Invoices for Approval**--The following invoices were presented for approval:
NONE

- 6. Other Correspondence**—Eric Peterson has received an initial inquiry from a potential project on referral from Cynthia Compton.

7. New Business—

- a. Draft Brownfield Plan for Essential Storage LLC**—The special committee created in May reviewed the draft Brownfield Plan for Essential Storage LLC for 05585 Blue Star Hwy in South Haven Township. The draft has been finalized by the committee.
Motion by Morris, supported by Compton, to approve the presented plan, subject to a final clerical review by the committee, and to forward the plan to South Haven Township for approval, and then to the VBC Board of Commissioners for the statutory plan approval process. Approved by a vote of 7-0.
- b. Draft Brownfield Plan for Midwest Property LLC**—The special committee created in May reviewed the draft Brownfield Plan for Midwest Property LLC (Midwest Fasteners) for parcels in the Village of Decatur. The draft has been revised by the committee, but new information regarding the tax parcels to be included in the plan require additional modification. Zach Morris suggested that, upon completion of the revision, the special committee may forward the finalized plan to the Village of Decatur and the Township of Decatur for approval, and then refer the plan to the VBC Board of Commissioners, subject to final consideration of the plan at the August VBCBRA meeting. This action was approved by consent without objection.
- c. Land Bank Report**—Zach Morris and Cindy Compton reported that the VBC Land Bank Authority is still in an inactive phase, substantially slowed by the COVID emergency.
- d. EPA Grant Extension Request**—Wayne Nelson announced that the one-year EPA Grant extension request approved at the June meeting was formally filed with the EPA
- e. EGLE Loan for Black River Enterprises LLC (Paw Paw Brewing)**—Secretary-Treasurer Nelson met remotely with EGLE staff as directed at the June meeting regarding possible renegotiation of terms on the county's loan from EGLE on the Paw Paw Brewing project. This is a \$46,332.64 loan with the first of 11 payments

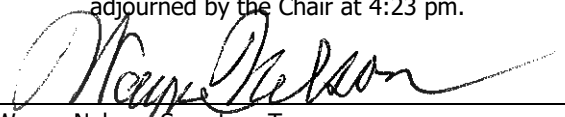
of \$4,532.55 due and interest at 1.5% per year starting on 8/31/2020. Given the project circumstances (multi-year project delay, assessing issues, the owner's fiscal situation, COVID-19, etc.) the EGLE staff indicated we would likely be able to effect some relief by one or more of several methods such as payment schedule deferral (2-3 years), interest rate reduction, interest rate start date deferral, and a lengthened amortization schedule. Motion by Compton, supported by Patterson-Gladney, to authorize the VBCBRA officers to submit and revise as necessary a request to EGLE to renegotiate the terms of this loan in an attempt to provide relief to the county due to the special circumstances that were unknown at the time the loan was originally negotiated. Approved by a vote of 7-0.

8. Old Business—EPA Grant/Brownfield Plan Project Updates--Erik Peterson gave brief verbal updates on EPA Grant projects as follows:

- a. 05585 Blue Star Hwy-- Brownfield Plan draft approved in New Business.
- b. 413 Delaware St--Brownfield Plan draft approved in New Business, subject to final approval at the August meeting.
- c. 153 Commercial Ave--BEA finished; vapor sampling results shows contaminants as anticipated; EGLE has now approved two years of funding to resume operating of the Soil Vapor Extraction (SVE) system in place at the site; ETI is exploring a coordination of EGLE and BRA vapor remediations.
- d. 23944 Red Arrow Hwy--Pre-Demolition Survey completed showing some asbestos; a general contractor has been selected; owner working with township regarding old building removal with a fire training component.
- e. 67902 Red Arrow Hwy--ETI prepared first quarterly report for EGLE recycling grant; removal of exterior plastics proceeding; Brownfield Plan progressing slowly; owner reports a likely imminent increase of 12 or so full-time jobs.
- f. 804 S Kalamazoo St--Developer sent a notice in May essentially suspending the project due to COVID and economic uncertainties. Erik Peterson will keep a line of communication open with owner.
- g. 99 Walker Street in Lawton--A project general contractor is in place; Therese Searles of ETI will attend a walk-thru on July 9, with an eye toward gathering brownfield plan costs.
- h. 10336 Blue Star Hwy--Michael DeGrandchamp, the applicant, has expressed interest in a Brownfield Plan, which Eric Peterson will explore.

9. General Member Comments--Sarah Moyer-Cale announced that the effort to convert the railroad right of way to a public trail appears to be dead. Others commented on this.

10. Adjournment--Motion by Compton, supported by Moyer-Cale, to adjourn. Approved by a vote of 7-0, the meeting was adjourned by the Chair at 4:23 pm.


Wayne Nelson, Secretary-Treasurer
Van Buren County Brownfield Redevelopment Authority

Acronyms used in BRA Minutes:

Acronym	Type	Meaning
BRA or VBCBRA	Agency	Van Buren County Brownfield Redevelopment Authority
EPA	Agency	U. S. Environmental Protection Agency
EGLE	Agency	Michigan Department of the Environment, Great Lakes, and Energy
MEDC	Agency	Michigan Economic Development Corporation
VBC	Agency	Van Buren County
VBCBOC or BOC	Agency	Van Buren County Board of Commissioners
BEA	Environmental Term	Baseline Environmental Assessment
DDCC	Environmental Term	Documentation of Due Care Compliance
ESA	Environmental Term	Environmental Site Assessment (as in Phase II ESA)
QAPP	Environmental Term	Quality Assurance Project Plan
ETI	Company	Envirologic Technologies Inc, the EPA Grant contractor
SEV	Property Tax Term	State Equalized Value-should approximate 50% market value
TV	Property Tax Term	Taxable Value-the value for property tax rate billing